

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

In Re: Bankruptcy Case No. 24-21217-CMB

SOUTH HILLS OPERATIONS, LLC, *et al.*, Chapter 11  
*Jointly Administered*  
Debtors.

---

DONNA LOGUE,

Movant,

vs.

MAYBROOK-C BRIARCLIFF OPCO, LLC  
d/b/a THE GROVE AT IRWIN,

Respondent.

**LIMITED OBJECTION OF DONNA  
LOGUE TO CONFIRMATION OF THE  
COMBINED PLAN AND  
DISCLOSURE STATEMENT (Docket  
No. 1473)**

Filed on behalf of Movant:  
Donna Logue

Counsel of Record for this Party:

CHAFFIN LUHANA LLP  
615 Iron City Drive  
Pittsburgh, PA 15205  
(888) 480-11 23  
Justin Joseph, Esq. (PA Bar #311145)  
Eric Chaffin, Esq. (PA Bar #78725)  
Patrick Booth, Esq. (PA Bar #202200)  
Andrew T. Flenner, Esq. (PA Bar #307032)

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

In Re:	Case No. 24-21217-CMB
SOUTH HILLS OPERATIONS, LLC, <i>et al.</i> , <sup>1</sup>	Chapter 11
Debtors.	<i>Jointly Administered</i>
	Doc. No.:
DONNA LOGUE,	Related to Document No.:
Movant,	Hearing Date: August 18, 2025
vs.	Hearing Time: 4:00 PM
MAYBROOK-C BRIARCLIFF OPCO, LLC	
d/b/a THE GROVE AT IRWIN,	
Respondent.	

**LIMITED OBJECTION OF DONNA LOGUE TO CONFIRMATION OF THE COMBINED  
PLAN AND DISCLOSURE STATEMENT (Docket No. 1473)**

---

<sup>1</sup> The Debtors in these Chapter 11 Cases, along with the last four digits of each Debtor's federal tax identification number are: South Hills Operations, LLC (5527); Monroeville Operations, LLC (3280); Mt. Lebanon Operations, LLC (1133); Murrysburg Operations, LLC (9149); Cheswick Rehabilitation and Wellness Center, LLC (9561); 3876 Saxonburg Boulevard Propco, LLC (3618); North Strabane Rehabilitation and Wellness Center, LLC (1677); 100 Tandem Village Road Propco, LLC (1918); Maybrook-C Briarcliff Opco, LLC (5187); Maybrook-C Briarcliff Propco, LLC (1823); Maybrook-C Evergreen Opco, LLC (5388); Maybrook-C Evergreen Propco, LLC (2000); Maybrook-C Kade Opco, LLC (4033); Maybrook-C Kade Propco, LLC (2097); Maybrook-C Latrobe Opco, LLC (4148); Maybrook-C Latrobe Propco, LLC (2178); Maybrook-C Overlook Opco, LLC (7081); Maybrook-C Overlook Propco, LLC (6804); Maybrook-C Silver Oaks Opco, LLC (7146); Maybrook-C Silver Oaks Propco, LLC (9654); Maybrook-C Whitecliff Opco, LLC (6211); Maybrook-C Whitecliff Propco, LLC (4835). The Debtors' address is 485 Lexington Avenue, 10th Floor, New York, NY 10017.

Filed on behalf of: Donna Logue  
Counsel of Record: Andrew T. Flenner, Esq.  
PA I.D. No.: 307032  
Firm: Chaffin Luhana, LLP.  
Address: 615 Iron Cirt Drive, Pittsburgh, PA 15205  
Telephone Number: 888-480-123  
Email Address: flenner@chaffinluhana.com

### **LIMITED OBJECTION**

NOW COMES Donna Logue (“Claimant”), by and through undersigned counsel, and files this Limited Objection to the Combined Plan and Disclosure Statement of Liquidation of South Hills Operations, LLC, et al. (Dkt. No. 1473) (the “Plan”), and in support thereof avers as follows:

1. Claimant has filed a personal injury claim arising from a slip-and-fall incident that occurred at one of the Debtors’ nursing home facilities, resulting in a serious fracture to her leg. Claimant’s action is presently stayed under 11 U.S.C. § 362, but a motion for relief from the automatic stay is pending based upon the existence of available insurance coverage applicable to her claim. The Motion for Relief is to be heard at the omnibus hearing on August 12, 2025.

2. Claimant files this limited objection to ensure her rights are not inadvertently released, enjoined, or otherwise impaired by confirmation of the Plan.

3. Claimant does not object to the general structure of the plan, but objects to any provision of the Plan, including but not limited to Section 17, to the extent that such provision:

a. Purports to discharge or release the Debtors, non-debtor third parties, or insurers from liability to Claimant;

b. Imposes an injunction that would preclude Claimant from prosecuting her pending tort

action, should the Court grant relief from the stay, subject to the limits of available insurance;

c. Bars recovery against available insurance proceeds applicable to her claim;

d. Subjects Claimant to any nonconsensual third-party releases or exculpations without a clear and express carve-out preserving her insurance rights.

4. Claimant respectfully requests that the Court include in any Confirmation Order language expressly preserving the rights of tort claimants to pursue insurance coverage or third-party claims to the extent permitted under applicable non-bankruptcy law, including:

a. Clarification that the Plan does not discharge or impair any independent claims against insurers;

b. A finding that confirmation does not prohibit prosecution of claims where stay relief has been or may be granted;

c. A limitation of any exculpation or injunction provisions to apply only to estate property and not to prevent pursuit of non-estate rights.

5. Claimant reserves all rights to supplement, amend, or withdraw this Limited Objection and to raise additional arguments at or prior to the confirmation hearing.

WHEREFORE, Claimant respectfully requests that the Court:

1. Deny confirmation of the Combined Plan and Disclosure Statement unless modified to preserve Claimant's rights as stated herein;

2. Include express language in the Confirmation Order that protects Claimant's

right to pursue insurance proceeds or non-debtor claims; and

3. Grant such other and further relief as the Court deems just and appropriate.

Respectfully submitted,

BY: /s/ Andrew T. Flenner

Andrew T. Flenner, Esq.  
Attorney for Claimant  
PA I.D. #: 307032

Chaffin Luhana, LLP.  
615 Iron City Drive  
Pittsburgh, PA 15205  
Tel: (888) 480-1123

**CERTIFICATE OF SERVICE**

I certify that a true and correct copy of the foregoing Motion for Relief from Stay was served this 25th day of June 2025 (a) via CM/ECF on all parties registered to receive electronic notice, including counsel for the Debtors, the Office of the United States Trustee, and counsel to the Official Committee of Unsecured Creditors; and (b) via electronic mail on the parties listed on the Master Service List maintained by Omni Agent Solutions in accordance with ¶ 19 of the Court's Case- Management Order (Doc. 72):

Kate Bradley, Esq.  
kate.m.bradley@usdoj.gov  
Federal Building  
1000 Liberty Avenue, Suite 1316  
Pittsburgh, PA 15222

U.S. Trustee  
Daniel R. Schimizzi, Esq.  
dschimizzi@whitefordlaw.com  
Whiteford, Taylor & Preston, LLP  
11 Stanwix Street, Suite 1400  
Pittsburgh, PA 15222  
Bankruptcy Attorney for Debtor

David W. Ross  
dross@bernsteinlaw.com  
Bernstein-Burkley, P.C.  
601 Grant Street, 9th  
Floor Pittsburgh, PA 15219  
Attorney for Creditor Committee

BY: /s/ Andrew T. Flenner  
Andrew T. Flenner, Esquire  
Attorney for Claimant  
PA I.D. #: 307032  
Chaffin Luhana, LLP.  
615 Iron City Drive  
Pittsburgh, PA 15205

Tele # (888) 480-1123  
fletcher@chaffinluhana.com